



Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Anthony O. Egbase, Esq. (SBN 181721) Shana Y. Stark, Esq. (SBN 171555) A.O.E LAW & ASSOCIATES, APC 350 South Figueroa Street, Suite 189 Los Angeles, California 90071 Tel. (213) 620-7070; Fax. (213) 620-1200 Email: info@aoelaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION 	
In re: Diana Eugenia Rojas Debtor(s).	CASE NO.: 2:19-bk-12991-NB CHAPTER: 13  NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 11/3/2020	Time: 10:00 am
Location: Telephonic United States Bankruptcy Court, 255 E. Temple Street, Courtroom 1545 Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** May be made orally at the hearing

Description of property to be sold: 3104 Coyote Road, Palmdale, CA. 93550

LOT 11, OF TRACT NO. 45274, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1113 PAGES 33 THROUGH 41 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 3052-052-007

Terms and conditions of sale:

Subject to Bankruptcy Court's approval

"As is and where is" with no warranties or representations

Proposed sale price: \$415,000.00

Overbid procedure (if any): Interested buyers must bring all cash in CERTIFIED FUNDS to hearing or provide evidence of APPROVED financing with ability to close escrow on or before 11/3/2020. Bidding to start at \$415,000.00 with overbids in increments of \$10,000.00

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

HEARING DATE: [Telephonic]

Date: November 3, 2020

Time: 10:00 a.m.

Place: United States Bankruptcy Court

255 E. Temple Street, Courtroom 1545

Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

A.O.E. Law & Associates

Attn: Anthony O. Egbase

350 S. Figueroa Street, Suite 189

Los Angeles, CA 90012

Tel: (213) 620-7070, Fax: (213) 620-1200

Email: info@aoelaw.com

Date: 10/28/2020

In re: Diana Eugenia Rojas	Debtor(s).	CHAPTER: 13 CASE NUMBER: 2:19-bk-12991-NB
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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

The World Trade Center
350 S. Figueroa Street, Suite 189
Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled (*specify* **NOTICE OF SALE OF ESTATE PROPERTY**) will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **10/28/2020**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Julian T Cotton on behalf of Creditor CARRINGTON MORTGAGE SERVICES, LLC
jcotton@padgettlaw.net

Kathy A Dockery (TR)
EFiling@LATrustee.com

Anthony Obehi Egbase on behalf of Debtor Diana Eugenia Rojas
info@aolaw.com, sandy@ecf.inforuptcy.com; egbasear54561@notify.bestcase.com

Lee S Raphael on behalf of Creditor Courtesy NEF
ecfcca@ecf.courtdrive.com, ecfcca@ecf.courtdrive.com

Diana Torres-Brito on behalf of Creditor CARRINGTON MORTGAGE SERVICES, LLC
ecfcca@ecf.courtdrive.com, dtorres-brito@pralc.com

United States Trustee (LA)
ustpreion16.la.ecf@usdoj.gov

Jennifer H Wang on behalf of Creditor Santander Consumer USA Inc. dba Chrysler Capital
jwang@cookseylaw.com, jwang@ecf.courtdrive.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **10/28/2020**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor, All Secured Creditors, Twenty Largest Unsecured Creditors, and ALL Interested Parties

No Judge Copy via US Mail per General Order 20-02, paragraph 4

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

In re: Diana Eugenia Rojas	Debtor(s).	CHAPTER 13 CASE NUMBER 2:19-bk-12991-NB
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☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

October 28, 2020

Jose Flores

/s/ Jose Flores

Date

Printed Name

Signature

In re:
Diana Eugenia Rojas

Debtor(s).

CHAPTER 13
CASE NUMBER **2:19-bk-12991-NB**

VIA FIRST CLASS MAIL

T Mobile/ T-Mobile USA Inc. by American InfoSource as agent (POC 1)
Capital One Bank (USA), N.A. by American InfoSource as agent (POC 2; POC 3; POC 4)
4515 N. Santa Fe Avenue
Oklahoma City, OK. 73118

Ashley Funding Services, LLC (POC 6)
c/o Resurgent Capital Services
P.O. Box 10587
Greenville, SC 29603-0587

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA. 90017-3560